

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- May 15, 1968

Appeal No. 9606 Henry A. Lange et ux, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on May 21, 1968.

EFFECTIVE DATE OF ORDER - Sept. 24, 1968

ORDERED:

That the appeal for variance from the minimum lot area and width requirements of the R-4 District to permit subdivision and erection of three townhouses at 232 - 11th Street, SE., lots 812, 94 and 95, square 990, be granted.

FINDINGS OF FACT:

[1] The subject property is located in an R-4 District.

[2] The property consists of three lots now improved with some very old buildings formerly used as a gasoline station. Lot 812 has a frontage of 21.8 feet and a depth of 117.52 feet and contains approximately 2,552 square feet. Lot 94 has a frontage of 21.71 feet and a depth of 65.5 feet and contains approximately 1,422 square feet. Lot 95 has a frontage of 21.71 feet and a depth of 52 feet and contains approximately 1,129 square feet.

[3] It is proposed to resubdivide the property and erect three single-family dwellings on the site, each having a frontage of approximately 14.46 feet and a depth of 117, and containing approximately 1,699 square feet each.

[4] There is to be off-street parking on the lots for each of the dwellings.

[5] Section 3301 of the Zoning Regulations provides that row dwellings in the R-4 District must have a width of 18 feet and contain 1,800 square feet of area.

[6] There are other lots in the area of the subject property with a street frontage approximately the same as the subject property.

[7] The Capitol Hill Restoration Society and the Capitol Hill Southeast Citizens Association favor the granting of this appeal. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

Although appellant's lots deviate from the requirements for lots in the R-4 District, the Board concludes that the granting of this appeal will not be detrimental to the surrounding area and will be consistent in width and area with other improved lots in the neighborhood.

Further, we are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations, and that failure to grant the requested relief will prevent a reasonable use of the property as zoned. The granting of this appeal will not adversely affect the use of neighboring property nor impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and map.

Our Order is limited to the development of the subject site with row dwellings, single family townhouses.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: James E. Bess
JAMES E. BESS
Secretary of the Board

THE ABOVE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.